

# Planning & Zoning Commission



**October 6, 2015**

Regular Business Meeting



# Wylie Planning and Zoning Commission

## NOTICE OF MEETING

Regular Meeting Agenda  
Tuesday, October 6, 2015 – 6:00 p.m.  
Wylie Municipal Complex – Council Chambers  
300 Country Club Road, Building #100

Ron Smith..... Chair  
Dennis Larson..... Vice Chair  
David Williams ..... Commissioner  
Mike McCrossin ..... Commissioner  
Randy Owens ..... Commissioner  
Jerry Stiller ..... Commissioner  
Sonia Ahmed..... Commissioner

Renaè Ollie ..... Planning Director  
Jasen Haskins..... Sr. Planner  
Mary Bradley .....Administrative Assistant

*In accordance with Section 551.042 of the Texas Government Code, this agenda has been posted at the Wylie Municipal Complex, distributed to the appropriate news media, and posted on the City website: [www.wylietexas.gov](http://www.wylietexas.gov) within the required time frame. As a courtesy, the entire Agenda Packet has also been posted on the City of Wylie website: [www.wylietexas.gov](http://www.wylietexas.gov).*

*The Chair and Commissioners request that all cell phones and pagers be turned off or set to vibrate. Members of the audience are requested to step outside the Council Chambers to respond to a page or to conduct a phone conversation.*

*The Wylie Municipal Complex is wheelchair accessible. Sign interpretation or other special assistance for disabled attendees must be requested 48 hours in advance by contacting the City Secretary's Office at 972.516.6020.*

*Hearing impaired devices are available from the City Secretary prior to each meeting.*

### CALL TO ORDER

*Announce the presence of a Quorum.*

### INVOCATION & PLEDGE OF ALLEGIANCE

### CITIZENS COMMENTS ON NON-AGENDA ITEMS

*Residents may address Commissioners regarding an item that is not listed on the Agenda. Residents must provide their name and address. The Commission requests that comments be limited to three (3) minutes. In addition, the Commissioners are not allowed to converse, deliberate or take action on any matter presented during citizen participation.*

## CONSENT AGENDA

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1. Consider and act upon approval of the Minutes from September 15, 2015, Regular Meeting.

## REGULAR AGENDA

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### **Regular Agenda**

1. Consider, and act upon, a recommendation to the City Council regarding a Preliminary Plat for CVS Country Club creating three lots on 5.573 acres, generally located southwest corner of Parker Road and Country Club Road.
2. Consider, and act upon a Site Plan for CVS Addition, Lot 1, Block A, creating a single lot, for the development of a General Store use, generally located on the southwest corner of Parker Road and Country Club Road.
3. Consider and act upon recommendation to City Council for Preliminary Plat for Kreymer Park, developing 151 residential lots, generally located on East Stone Road approximately 2000' south of East Brown Street.
4. Consider and act upon a Site Plan for an Amenity Center located within the Bozman Farms Phase 5 Addition, Lot 6, Block J, located at 1700 Collins Blvd.

## ADJOURNMENT

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## CERTIFICATION

*I certify that this Notice of Meeting was posted on the 2nd day of October, 2015 at 5:00 p.m. as required by law in accordance with Section 551.042 of the Texas Government Code and that the appropriate news media was contacted. As a courtesy, this agenda is also posted on the City of Wylie website: [www.wylietexas.gov](http://www.wylietexas.gov).*

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**Carole Ehrlich, City Secretary**

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**Date Notice Removed**

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# Wylie Planning and Zoning Commission

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## Minutes

**Wylie Planning & Zoning Commission  
Tuesday September 15, 2015 – 6:00 pm  
Wylie Municipal Complex – Room 230 Conference Room  
300 Country Club Road, Building 100**

### **CALL TO ORDER**

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Chair Ron Smith called the meeting to order at 6:03 PM. In attendance were: Vice-Chair Dennis Larson, Commissioner David Williams, Commissioner Randy Owens, and Commissioner Jerry Stiller. Commissioner Mike McCrossin and Commissioner Sonia Ahmed were absent.

Staff present was Renae' Ollie, Planning Director, Jasen Haskins, Sr Planner, and Mary Bradley, Administrative Assistant

### **INVOCATION & PLEDGE OF ALLEGIANCE**

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Vice Chair Larson gave the Invocation and Commissioner Owens led the Pledge of Allegiance.

### **CITIZENS COMMENTS**

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Chair Smith opened the Citizens Participation. With no one approaching the Commissioners, Chair Smith closed the Citizens Participation.

### **CONSENT ITEMS**

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1. Consider and act upon approval of the Minutes from the September 1, 2015, Regular Meeting.

#### **Board Action**

A motion was made by Vice Chair Larson and seconded by Commissioner Stiller to approve the minutes for September 1, 2015, as submitted. Motion carried 5 – 0.

### **REGULAR AGENDA**

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#### **Regular Agenda**

### **Item 1 – Preliminary Plat La Quinta**

Consider, and act upon, a recommendation to the City Council regarding Preliminary Plat La Quinta Addition, creating three lots on 10.31 acres, generally located on the southwest corner of FM 544 and Sanden Road.

#### **Staff Presentation**

Mr. Haskins stated that the applicant is Kevin Patel for Triangle Engineering. The property totals 10.31 acres and will create three commercial lots. On Lot 1, a 77 room La Quinta Inn Hotel will be constructed, and the lot is 2.452 acres. Lot 3 will be open space and is 1.957 acres, and maintained by the property owner. The remaining 5.901 acres on Lot 2 may be developed at a later time.

The property is zoned as Planned Development 2012-03.

A Site Plan for Lot 1 is on the current agenda for consideration.

Staff recommends approval, subject to additions and alterations as required by the City Engineering Department.

#### **Board Action**

A motion was made by Commissioner Stiller, and seconded by Commissioner Williams, to recommend approval to the City Council for Preliminary Plat La Quinta Addition. Motion carried 5 – 0.

### **Item 2 – Site Plan La Quinta**

Consider, and act upon, a Site Plan for La Quinta Hotels, Lot 1, Block A, creating a single lot, for the development of a 77 room hotel, generally located on the southwest corner of FM544 and Sanden Blvd.

#### **Staff Presentation**

Mr. Haskins stated that the property totals 2.449 acres and will create a single lot for a hotel use.

The Preliminary Plat is on the current Agenda for consideration.

The property is part of an overall Planned Development Ordinance 2012-03, which totals approximately 34 acres.

The applicant is proposing a 77 room hotel in a four story building. The Elevations for the structure call for a tower of approximately 71 feet. The allowed height within the Zoning Ordinance is 50 feet. The tower shown on the plans exceed the 50 foot requirement. However, staff is recommending approval due to the maximum height requirement being a part of the required architectural variations in the façade.

The primary access will be FM 544, with other access available as the Lot 2 is developed.

Staff recommends approval, subject to additions and alterations as required by the City Engineering Department.

### **Board Action**

A motion was made by Vice Chair Larson, and seconded by Commissioner Stiller, to approve the Site Plan for La Quinta Hotel. Motion carried 5 – 0.

### **Public Hearing**

#### **ZC 2015-10 – 710 Business Way**

Hold a public hearing to consider, and act upon, a recommendation to the City Council regarding a change of zoning from Commercial Corridor (CC) District to Planned Development-Light Industrial (PD-LI), to allow Light industrial uses; on approximately 2 acres generally located west of Commerce Street and south of Business Way (710 Business Way). **ZC 2015-10**

### **Staff Presentation**

Ms. Ollie stated that the applicant is requesting to amend the zoning on approximately two acres of commercially zoned land to allow limited light industrial uses and to establish guidelines for such development.

The Planned Development Conditions allow a rear yard setback of 20 feet as opposed to the current zoning requirement of 25 feet. Accessory outside storage will be allowed in designated places. In addition, the PD requests that no irrigation be required and the existing landscaped/grassy area to remain as is.

Eleven notifications were mailed to surrounding properties. No comment was received in favor, and one response opposing the request.

### **Board Discussion**

Mr. Sam Satterwhite, Director, Wylie Economic Development Corporation, represented applicant, stated that the use is Light Assembly (Miniature Extrusion). The outside storage will be on concrete. The access for 18-wheeler trucks will be on the east side and west side of the building. Both sides of the building include roll up doors of the building. The properties to the northeast of the subject property are Light Industrial Uses, and the properties located on the eastside of Commerce are all Light Industrial uses.

### **Public Comments**

Chair Smith opened the Public Hearing. With no one approaching the Commissioners, Chair Smith closed the Public Hearing.

### **Board Action**

A motion was made by Commissioner Stiller, and seconded by Commissioner Owens, to recommend approval to the City Council ZC 2015-10, to change zoning from (CC) District to PD-LI. Motion carried 5 – 0.

### **Miscellaneous**

Chair Smith reminded the Commissioners of the next meeting, October 6, 2015.

### **ADJOURNMENT**

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A motion was made by Commissioner Owens, and seconded by Vice Chair Larson to adjourn the meeting at 6:39PM. All Commissioners were in consensus.

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**Ron Smith, Chair**

**ATTEST:**

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**Mary Bradley, Administrative Assistant**



# Wylie Planning & Zoning

## AGENDA REPORT

**Meeting Date:** October 6, 2015  
**Department:** Planning  
**Prepared By:** Jasen Haskins  
**Date Prepared:** September 29, 2015

**Item Number:** 1  
*(City Secretary's Use Only)*  
**Subdivision:** CVS Country Club Addition  
**Zoning District:** PD 2006-02  
**Exhibits:** Preliminary Plat

### Subject

Consider, and act upon, a recommendation to the City Council regarding a Preliminary Plat for CVS Country Club Addition, creating three lots on 5.573 acres, generally located on the southwest corner of Country Club Road and Parker Road.

### Recommendation

Motion to recommend approval to the City Council regarding a Preliminary Plat for CVS Country Club Addition, creating three lots on 5.573 acres, generally located on the southwest corner of Country Club Road and Parker Road.

### Discussion

**APPLICANT: Winkleman and Associates, Inc. OWNER: Parker Country Club, L.P. / CVS Pharmacy, LLC**

The property totals 5.573 acres and will create three lots. Lot 1 will contain a General Merchandise Store use (Pharmacy/General), Lots 2 and 3 are the remaining acreage that may be further subdivided and used as permitted under PD 2006-02.

The plat shall also dedicate the necessary rights-of-way, fire lanes, utility, construction, and drainage easements.

A Site Plan is also on this agenda for consideration.

This Preliminary Plat complies with the applicable technical requirements of the City of Wylie and is recommended for approval subject to additions and/or alterations to the engineering plans as required by the Engineering Department.

### Approved By

	<i>Initial</i>	<i>Date</i>
<b>Department Director</b>	<u>RO</u>	<u>09-30-15</u>





# Wylie Planning & Zoning

## AGENDA REPORT

<b>Meeting Date:</b>	<u>October 6, 2015</u>	<b>Item Number:</b>	<u>2</u> <i>(City Secretary's Use Only)</i>
<b>Department:</b>	<u>Planning</u>		<u>CVS Country Club Addition</u>
<b>Prepared By:</b>	<u>Jasen Haskins</u>	<b>Subdivision:</b>	<u>CVS Country Club Addition</u>
<b>Date Prepared:</b>	<u>September 29, 2015</u>	<b>Zoning District:</b>	<u>PD 2006-02</u> <u>Site Plan, Landscape Plan, Elevations</u>
		<b>Exhibits:</b>	<u>Elevations</u>

### Subject

Consider, and act upon a Site Plan for CVS Addition, Lot 1, Block A, creating a single lot, for the development of a General Store Use, generally located on the southwest corner of Country Club Road and Parker Road.

### Recommendation

Motion to approve a Site Plan for CVS Addition, Lot 1, Block A, creating a single lot, for the development of a General Store Use, generally located on the southwest corner of Country Club Road and Parker Road.

### Discussion

**APPLICANT: Winkleman and Associates, Inc. OWNER: Parker Country Club, L.P. / CVS Pharmacy, LLC**

The property totals 1.895 acres and will create a single lot for a General Store Use. The subject property is part of the approximately four acres of a Planned Development approved in 2006.

The applicant is proposing a Pharmacy / General Store in a single story building.

The property will have access to the site off of Parker Road and off of Country Club Road.

The Preliminary Plat is on the current agenda for consideration.

This Site Plan meets the required site, landscaping and architectural design standards and is recommended for approval subject to additions and/or alterations to the engineering plans as required by the Engineering Department.

### Approved By

	<i>Initial</i>	<i>Date</i>
<b>Department Director</b>	<u>RO</u>	<u>09-30-15</u>



**STANDARD 14,600-LEFT  
CHAMFER DRIVE-THRU**  
**STORE NUMBER: 10887**  
**SEC PARKER RD. & COUNTRY CLUB  
WYLE, TEXAS**  
**PROJECT TYPE: NEW**  
**DEAL TYPE: FEE FOR SERVICE**  
**CS PROJECT NUMBER: 86917**

**CIVIL ENGINEER:**  
**Winkelmann & Associates, Inc.**  
 4925 HILLCREST PLAZA, SUITE 300  
 DALLAS, TEXAS 75230  
 P: (214) 492-7200  
 F: (214) 492-7208  
 Copyright © 2015, Winkelmann & Associates, Inc.

**CONSULTANT:**

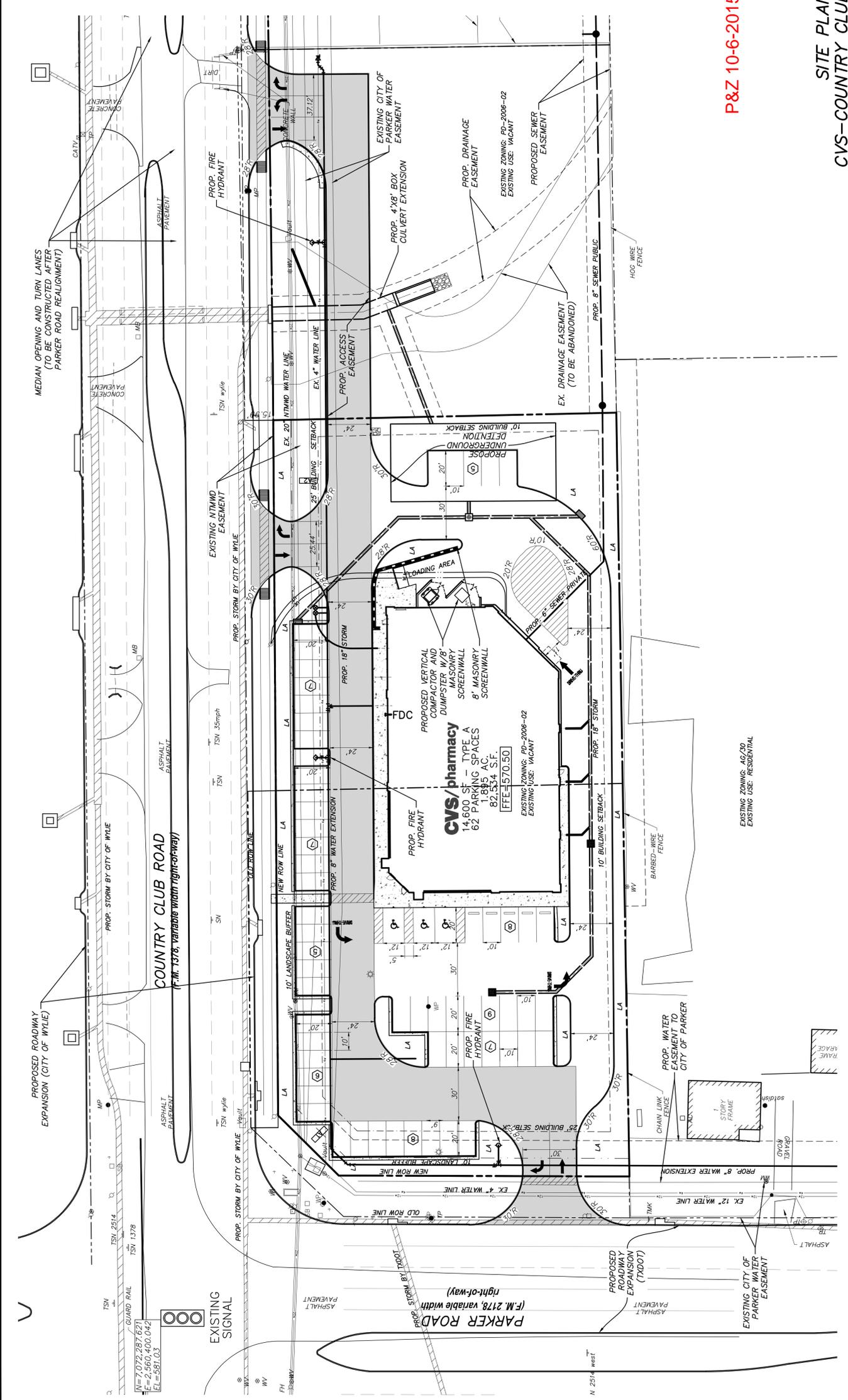
**DEVELOPER:**  
 Orange Development LLC  
 1200 Corporate Drive  
 Suite G-50  
 Birmingham, AL 35242  
 TEL: (205) 408-4443  
 FAX: (205) 408-1850

**SEAL:**  
 [Professional Engineer Seal]  
 9-09-2015

**REVISIONS:**

FILE NAME: 70955-SITE.dwg  
 JOB NUMBER: 70955  
 DATE: 9/9/2015  
 TITLE: **SITE PLAN**

SHEET NUMBER:  
**SH. 1**  
 COMMENTS:  
 NOT FOR CONSTRUCTION



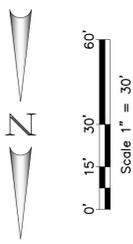
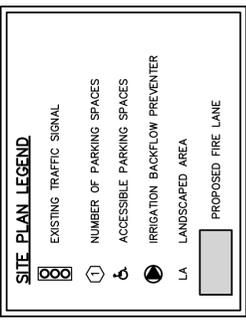
**P&Z 10-6-2015**

**SITE PLAN  
CVS-COUNTRY CLUB ADDITION  
BLOCK 1, LOT 1  
1.895 ACRES (82,534 S.F.)  
OUT OF THE  
WILLIAM PATTERSON SURVEY,  
ABSTRACT NO. 716  
CITY OF WYLE  
COLLIN, TEXAS  
CITY PROJECT NO.**

**ZONING PD-2006-02  
PROPOSED USE RETAIL  
LOT AREA 1.895 ACRES - 82,534 SF  
BUILDING AREA (GROSS) 14,600 SF  
BUILDING HEIGHT-STORIES 28 FT. - 1 STORY  
LOT COVERAGE 17.69%  
FLOOR AREA RATIO 0.177:1  
TOTAL PARKING PROVIDED 37 - 1:400 SF  
TOTAL PARKING REQUIRED 23,113 SF  
TOTAL PARKING PROVIDED 23,113 SF**



**VICINITY MAP**  
NOT TO SCALE



Scale 1" = 30'

**ENGINEER SURVEYOR:**  
 WINKELMANN & ASSOCIATES, INC.  
 6750 HILLCREST PLAZA, DR # 325  
 DALLAS, TEXAS 75230  
 (972) 490-7090

**ARCHITECT:**  
 GENESIS DESIGN GROUP  
 421 W. HARWOOD RD #210  
 HURST, TEXAS 76054  
 (817) 285-7444

**OWNER (LOT 1):**  
 PARKER COUNTRY CLUB, L.P.  
 2101 CEDAR SPRINGS RD, STE. 1050  
 DALLAS, TEXAS 75201  
 (972) 385-1907

**DEVELOPER:**  
 ORANGE DEVELOPMENT, INC.  
 1200 CORPORATE DRIVE, SUITE G-50  
 BIRMINGHAM, ALABAMA 35242  
 (205) 408-3443







FRONT ELEVATION



LEFT ELEVATION



RIGHT ELEVATION



REAR ELEVATION

*Proposed Materials*

**CVS/pharmacy**

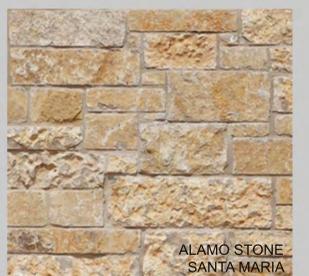
Wylie, TX



CORNICE  
STO  
FRENCH VANILLA



STUCCO  
STO  
WHITE



ALAMO STONE  
SANTA MARIA

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# Wylie Planning & Zoning

## AGENDA REPORT

**Meeting Date:** October 6, 2015  
**Department:** Planning  
**Prepared By:** Jasen Haskins  
**Date Prepared:** September 24, 2015

**Item Number:** 3  
**Subdivision:** Kreymer Park  
**Zoning District:** PD 2015-29  
**Exhibits:** Preliminary Plat

### Subject

Consider and act upon recommendation to City Council for Preliminary Plat for Kreymer Park, developing 151 residential lots, generally located on East Stone Road approximately 2000' south of East Brown Street.

### Recommendation

Motion to recommend approval to the City Council regarding a Preliminary Plat for Kreymer Park, developing 151 residential lots, generally located on East Stone Road approximately 2000' south of East Brown Street.

### Discussion

**OWNER: Amalgamated Properties, LLC**

**ENGINEER: Dietz**

The property totals 45.57 acres and will create 151 single-family residential lots and three open space lots for park and recreational purposes. The subject property is part of the Kreymer Park development approved in September 2015 as a Planned Development District (PD 2015-29).

The open spaces, lots 1X, 2X, and 3X are dedicated to and owned by the City and will be maintained by the Kreymer Park HOA.

The plat shall also dedicate necessary rights-of-way, and utility easements.

The Preliminary Plat complies with the approved Development Plan & Concept which was approved with the PD for the development.

Staff Recommends approval subject to additions and alterations as required by the City Engineering Department.

### Approved By

**Department Director**

*Initial*  
RO

*Date*  
09-29-15



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# Wylie Planning & Zoning

## AGENDA REPORT

<b>Meeting Date:</b>	<u>October 6, 2015</u>	<b>Item Number:</b>	<u>4</u>
<b>Department:</b>	<u>Planning</u>	<b>Subdivision:</b>	<u>Bozman Farms Phase 5</u>
<b>Prepared By:</b>	<u>Jasen Haskins</u>	<b>Zoning District:</b>	<u>PD 2002-52</u>
<b>Date Prepared:</b>	<u>September 24, 2015</u>	<b>Exhibits:</b>	<u>Site Plan, Landscape Plan, &amp; Elevations</u>

**Subject**

Consider, and act upon, an approval of a Site Plan for an Amenity Center located within the Bozman Farms Phase 5 Addition, Lot 6, Block J, located at 1700 Collins Blvd.

**Recommendation**

Motion to approve a Site Plan for an Amenity Center located within the Bozman Farms Phase 5 Addition, Lot 6, Block J, located at 1700 Collins Blvd.

**Discussion**

**Owner: Development Solutions BZ** **Applicant: Ridinger Associates**

The applicant is proposing an Amenity Center on a single lot of 1.125 acres.

The proposal includes a swimming pool, restrooms, picnic facilities, and a playground area along with a trail connection.

As presented this item complies with and/or exceed the minimum site, landscaping and exterior materials requirements of the Zoning Ordinance.

Staff Recommends approval subject to additions and alterations as required by the City Engineering Department.

**Approved By**

	<i>Initial</i>	<i>Date</i>
<b>Department Director</b>	RO	09-30-15

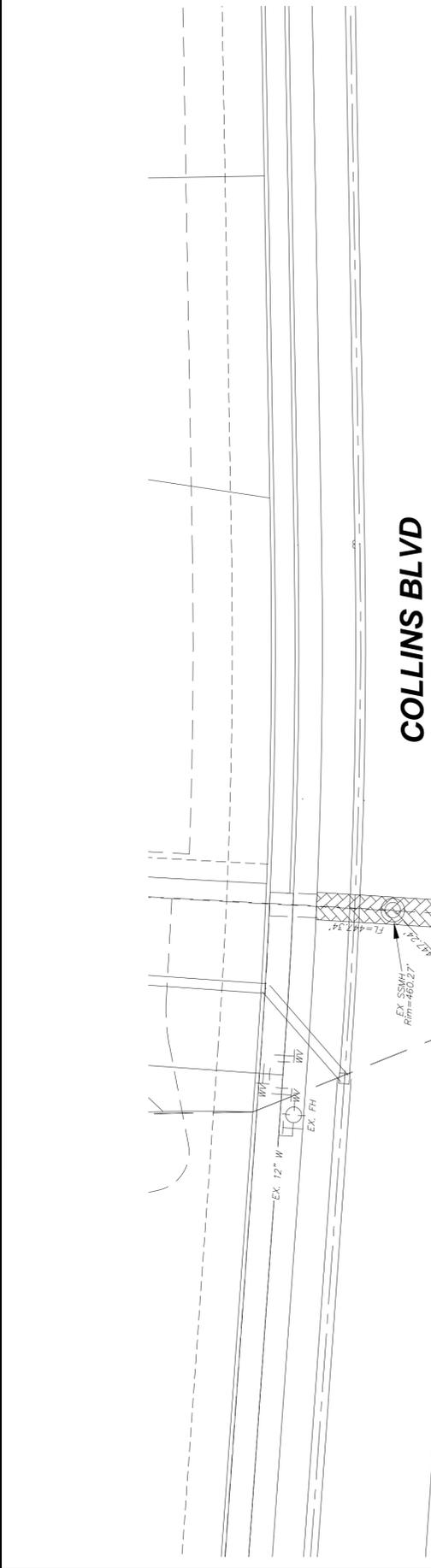
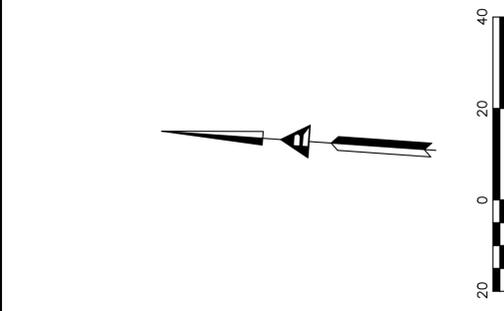
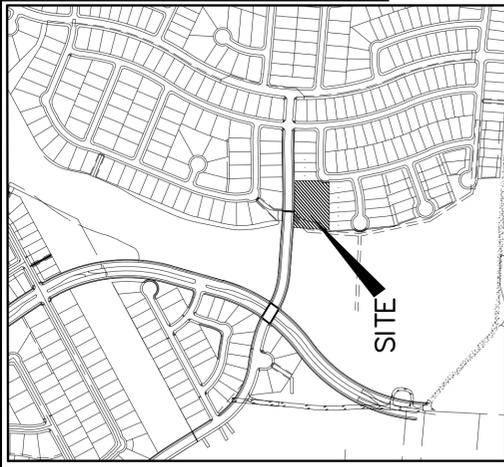


09/23/2015

**BOZMAN FARM ESTATES AMENITY CENTER**  
 WYLIE, TEXAS

**SITE PLAN**

Scale: 1"=20'  
 Designed by: LDR  
 Drawn by: KLH  
 Checked by: TAL  
 Date: SEPTEMBER 23, 2015  
 Project No. 118-014

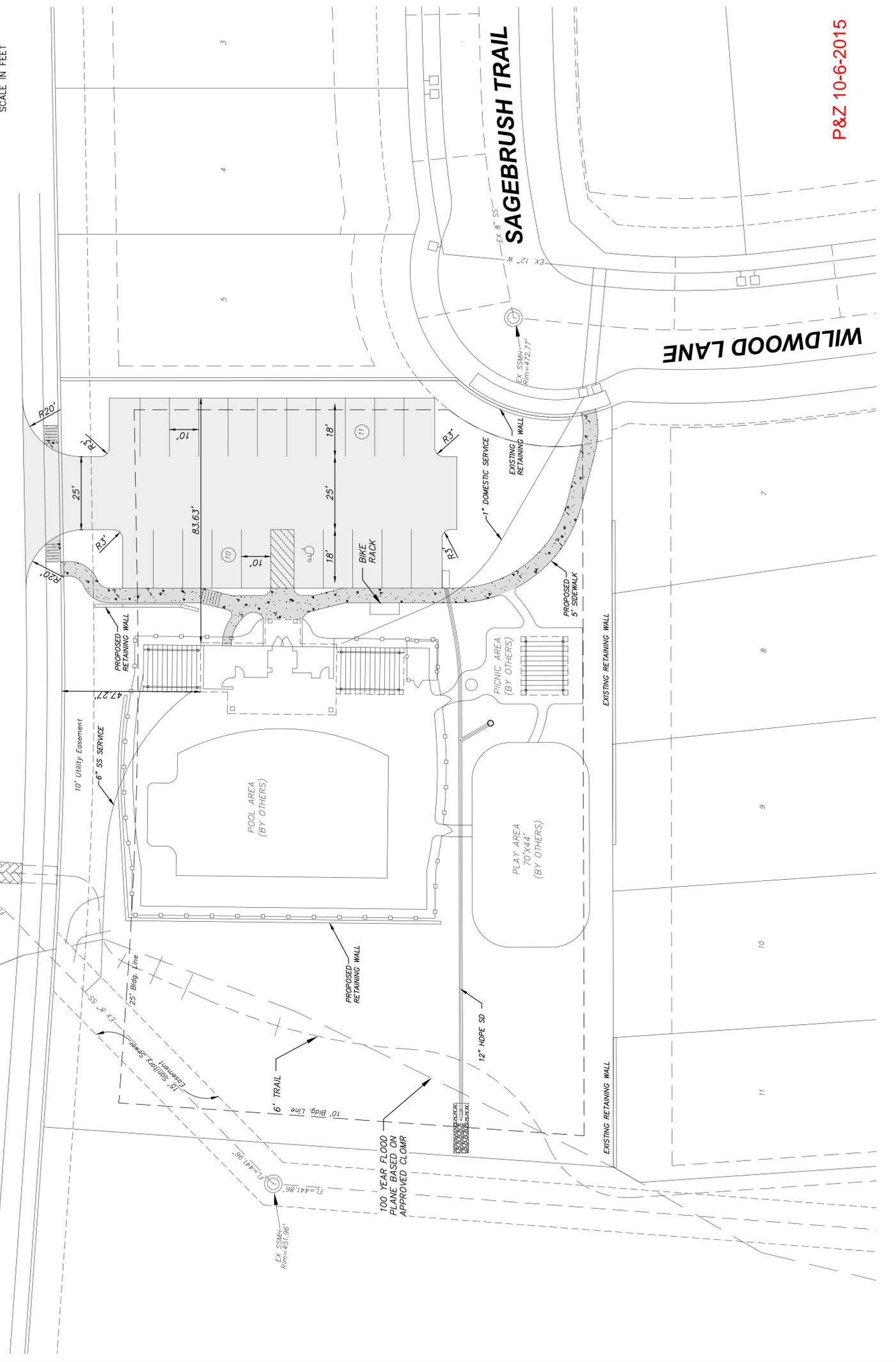


SITE DATA TABLE	
PHYSICAL ADDRESS	1700 COLLINS BLVD
GROSS SITE AREA	1.125 ACRES / 49005.00 s.f.
NET SITE AREA	1.125 ACRES / 49005.00 s.f.
ZONING	VACANT
CURRENT USE	AMENITY CENTER
PROPOSED USE	AMENITY CENTER
LOT COVERAGE DATA	
BUILDING COVERAGE	1,008 s.f. (0.023 ac)
IMPERVIOUS AREA	19,925 s.f. (0.457 ac)
PERVIOUS AREA	32,734 s.f. (0.688 ac)
PARKING SUMMARY	
REQUIRED	PROVIDED
PARKING SPACES	N/A
HANDICAP SPACES	N/A
TOTAL PARKING	N/A
BUILDING DATA	
BUILDING	1 STORY
PEAK HEIGHT	18 ft.
TOTAL SQUARE FOOTAGE	1008 s.f.

PAVING LEGEND	
	PAVING
7" DEPTH 3,600 PSI CONCRETE PAVEMENT WITH #3 BARS AT 18" O.C.E.M. ON 6" SCARIFIED AND COMPACTED SUBGRADE OR	
4" DEPTH 3,000 PSI CONCRETE PAVEMENT WITH #3 BARS AT 18" O.C.E.M. ON 6" LINE STABILIZED SUBGRADE OR PER GEOTECHNICAL REPORT IF THE REPORT REQUIRES MORE.	
	SIDEWALK
4" DEPTH 3,000 PSI CONCRETE PAVEMENT WITH #3 BARS AT 18" O.C.E.M. ON SCARIFIED AND COMPACTED SUBGRADE OR PER GEOTECHNICAL REPORT IF THE REPORT REQUIRES MORE.	

FENCE LEGEND	
	TUBULAR STEEL FENCE (NO COLUMNS)
	FENCE

**SITE PLAN**  
 ENGINEERING SITE PLAN FOR  
 BOZMAN FARM ESTATES AMENITY CENTER  
 PHASE 5  
 BOZMAN FARM ESTATES  
 LOT 6, BLOCK J  
 1.125 ACRES  
 ZONING: PD

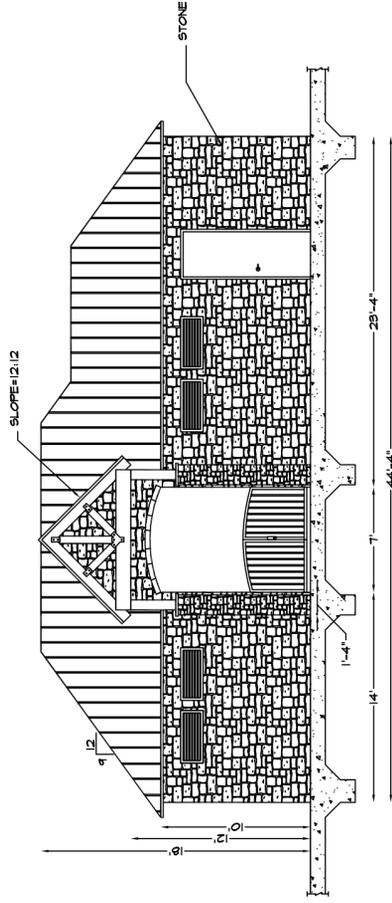


P&Z 10-6-2015

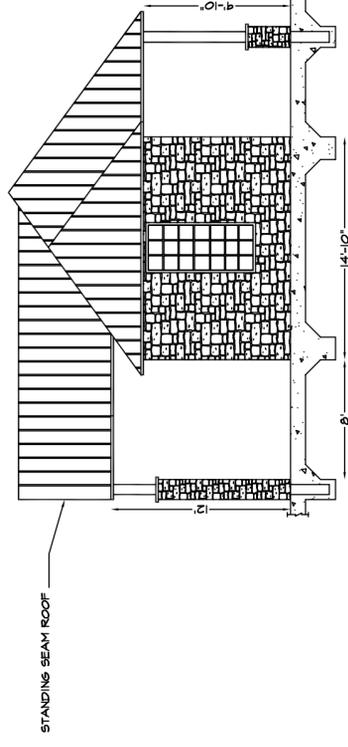


# POOL BUILDING ELEVATIONS:

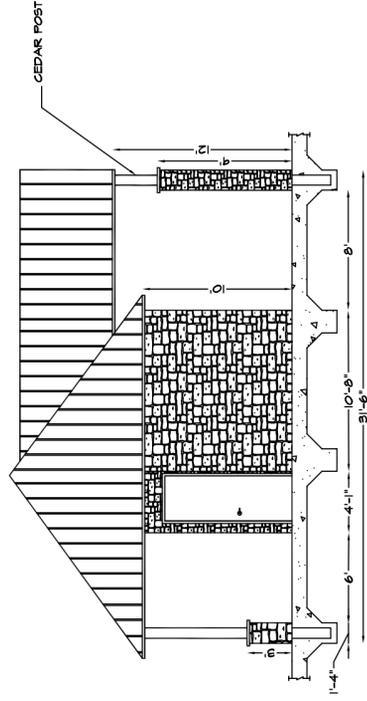
FRONT ELEVATION



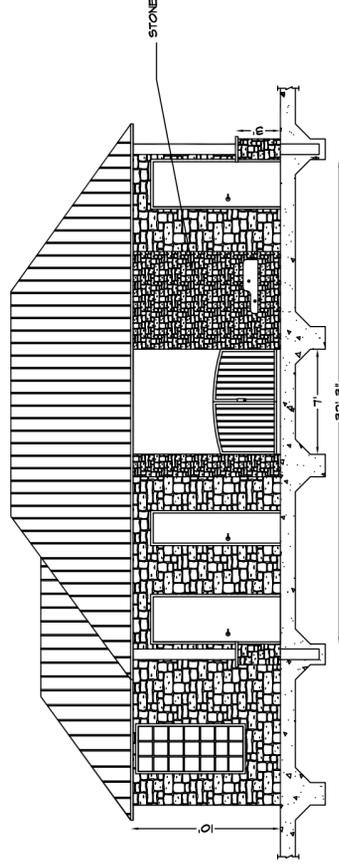
RIGHT ELEVATION



LEFT ELEVATION

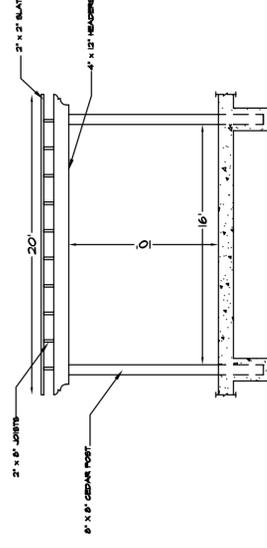


REAR ELEVATION



ARBOR DETAILS:

Front Elevation



Arbor will be of Stained Cedar Construction with 2" x 8" posts, 4" x 12" Headers, 2" x 8" Joists W/2" x 2" Slats

**GOLD MEDAL POOLS**  
 4326 Preston Road Frisco, Texas 75034  
 972-712-4653 (GOLD)

THIS DRAWING IS THE PROPERTY OF GOLD MEDAL POOLS & SPAS AND MAY NOT BE USED FOR THE DESIGN OR CONSTRUCTION OF A POOL OR SPA WITHOUT THE EXPRESS WRITTEN PERMISSION OF STEVE SANDLER'S GOLD MEDAL POOLS AND SPAS

**Plan Dated:**  
 09-22-15

POOL BUILDING ELEVATIONS  
 SCALE 1/8" = 1'-0"  
 WET DOWN GUNITE AT LEAST TWICE DAILY FOR 7 DAYS. DO NOT TURN ON POOL LIGHT WHEN THE POOL IS EMPTY

Legal Description	Lot No. 1X	Blk. No. A
	Addition	Bozman Farm Estates Ph. 5
	Permit Office	Wylie, Tx
	Mgr.	Josh Sandler
	Salesperson	Craig Kooda
	Designer	Israel Soto

